

PZ-1403220



**County of Roanoke
Community Development
Planning & Zoning**

5204 Bernard Drive
P O Box 29800
Roanoke, VA 24018

(540) 772-2068 FAX (540) 776-7155

For Staff Use Only

Date received: 12-19-14	Received by: Jgm
Application fee: 2215.00	PC/BZA date: 2/3/15
Placards issued:	BOS date: 2/24/15
Case Number 3-2/2015	

ALL APPLICANTS

Check type of application filed (check all that apply)

☒ Rezoning ☐ Special Use ☐ Variance ☐ Waiver ☐ Administrative Appeal ☐ Comp Plan (15.2-2232) Review

Applicants name/address w/zip
SHELDON HENDERSON
3320 HARBORWOOD RD.
SALEM VA. 24153

Phone:
Work: 540-387-5059
Cell #: 540-537-6166
Fax No.: 540-387-3394

Owner's name/address w/zip

SAME

Phone #:
Work:
Fax No. #:

Property Location
3320 HARBORWOOD RD.
SALEM VA. 24153

Magisterial District: CATAWBA

Community Planning area: GLENVAR

Tax Map No.: 065.00-01-36.00-0000

Existing Zoning: R-1

Size of parcel(s): Acres: 90.145

Existing Land Use: RESIDENTIAL

REZONING, SPECIAL USE PERMIT, WAIVER AND COMP PLAN (15.2-2232) REVIEW APPLICANTS (R/S/W/CP)

Proposed Zoning: AG-3
Proposed Land Use: AGRICULTURE FORESTRY

Does the parcel meet the minimum lot area, width, and frontage requirements of the requested district?

Yes ☒ No ☐ IF NO, A VARIANCE IS REQUIRED FIRST.

Does the parcel meet the minimum criteria for the requested Use Type? Yes ☐ No ☐

IF NO, A VARIANCE IS REQUIRED FIRST

If rezoning request, are conditions being proffered with this request? Yes ☐ No ☐

VARIANCE, WAIVER AND ADMINISTRATIVE APPEAL APPLICANTS (V/W/AA)

Variance/Waiver of Section(s) _____ of the Roanoke County Zoning Ordinance in order to:

Appeal of Zoning Administrator's decision to _____

Appeal of Interpretation of Section(s): _____ of the Roanoke County Zoning Ordinance

Appeal of Interpretation of Zoning Map to _____

Is the application complete? Please check if enclosed. **APPLICATION WILL NOT BE ACCEPTED IF ANY OF THESE ITEMS ARE MISSING OR INCOMPLETE.**

R/S/W/CP V/AA

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Consultation
Application
Justification

R/S/W/CP V/AA

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

8 1/2" x 11" concept plan
Metes and bounds description
Water and sewer application.

R/S/W/CP V/AA

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Application fee
Proffers, if applicable
Adjoining property owners

I hereby certify that I am either the owner of the property or the owner's agent or contract purchaser and am acting with the knowledge and consent of the owner.

Sheldon Henderson

Owner's Signature

JUSTIFICATION FOR REZONING, SPECIAL USE PERMIT WAIVER OR COMP PLAN (15.2-2232) REVIEW REQUESTS

Applicant

Sheldon D. Dole

The Planning Commission will study rezoning, special use permit waiver or community plan (15.2-2232) review requests to determine the need and justification for the change in terms of public health, safety, and general welfare. Please answer the following questions as thoroughly as possible. Use additional space if necessary.

Please explain how the request furthers the purposes of the Roanoke County Ordinance as well as the purpose found at the beginning of the applicable zoning district classification in the Zoning Ordinance.

The property was formerly farmland prior to World War II and by changing the zoning back to agricultural it would allow me to use the property per the rights as stated in Article III of the zoning ordinance. My intentions are to develop the property into a hobby farm for retirement. The property is not suitable for R-1 development due to steep terrain and public utilities being so far away. In my opinion, it would not be cost effective. This further enhances the rezoning, as AG-3 requires larger lots and setbacks. The road frontage is deceiving due to the topography of land. There is only about 100 feet of usable road frontage.

Please explain how the project conforms to the general guidelines and policies contained in the Roanoke County Community Plan.

Chapter 5 of the 2005 community plans states that rural acres in Roanoke County have been declining. This rezoning would, in a small way, help preserve acreage, as most of the property would be forestry related.

Please describe the impact(s) of the request on the property itself, the adjoining properties, and the surrounding area, as well as the impacts on public services and facilities, including water/sewer, roads, schools, parks/recreation and fire and rescue.

Minimal impact can be expected on this property. The north boundary R-1 properties are currently fenced along with the AG-3. Also, this area is very steep and does not lend itself for any use but forestry. The East boundary is totally AG-3 and has been fenced previously. The West and South boundary may see some fencing. There would be no impact on public services.

CONCEPT PLAN CHECKLIST

A concept plan of the proposed project must be submitted with the application. The concept plan shall graphically depict the land use change, development or variance that is to be considered. Further, the plan shall address any potential land use or design issues arising from the request. In such cases involving rezonings, the applicant may proffer conditions to limit the future use and development of the property and by so doing, correct any deficiencies that may not be manageable by County permitting regulations.

The concept plan should not be confused with the site plan or plot plan that is required prior to the issuance of a building permit. Site plan and building permit procedures ensure compliance with State and County development regulations and may require changes to the initial concept plan. Unless limiting conditions are proffered and accepted in a rezoning or imposed on a special use permit or variance, the concept plan may be altered to the extent permitted by the zoning district and other regulations.

A concept plan is required with all rezoning, special use permit, waiver, community plan (15.2-2232) review and variance applications. The plan should be prepared by a professional site planner. The level of detail may vary, depending on the nature of the request. The County Planning Division staff may exempt some of the items or suggest the addition of extra items, but the following are considered minimum:


ALL APPLICANTS

- ☒ a. Applicant name and name of development
- ☒ b. Date, scale and north arrow
- ☒ c. Lot size in acres or square feet and dimensions
- ☒ d. Location, names of owners and Roanoke County tax map numbers of adjoining properties
- ☐ e. Physical features such as ground cover, natural watercourses, floodplain, etc.
- ☒ f. The zoning and land use of all adjacent properties
- ☒ g. All property lines and easements
- ☒ h. All buildings, existing and proposed, and dimensions, floor area and heights
- ☒ i. Location, widths and names of all existing or platted streets or other public ways within or adjacent to the development
- ☒ j. Dimensions and locations of all driveways, parking spaces and loading spaces

Additional information required for REZONING and SPECIAL USE PERMIT APPLICANTS

- ☐ k. Existing utilities (water, sewer, storm drains) and connections at the site
- ☐ l. Any driveways, entrances/exits, curb openings and crossovers
- ☐ m. Topography map in a suitable scale and contour intervals
- ☐ n. Approximate street grades and site distances at intersections
- ☐ o. Locations of all adjacent fire hydrants
- ☐ p. Any proffered conditions at the site and how they are addressed
- ☐ q. If project is to be phased, please show phase schedule

I certify that all items required in the checklist above are complete.


Signature of applicant

12-19-14
Date

I HEREBY CERTIFY THAT THIS SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.



LINE	LENGTH	BEARING
L1	143.91	N23°02'35"W
L2	78.90	N02°17'12"W
L3	164.97	N08°13'07"W
L4	146.36	N51°10'35"W
L5	102.08	N68°15'58"W
L6	175.89	N71°40'19"W
L7	228.96	N68°17'06"W
L8	288.52	N76°16'30"W
L9	158.81	N67°41'03"W
L10	74.81	N33°48'49"W
L11	157.31	N27°12'03"W
L12	68.29	N01°26'46"W
L13	234.50	N14°28'05"W
L14	173.22	S58°20'21"W
L15	18.50	N06°23'20"W
L16	353.67	N32°22'26"W
L17	81.05	N67°58'30"W
L18	96.53	N40°20'27"W
L19	131.17	N25°01'00"W
L20	144.57	S83°24'22"E

CURRENT OWNERS:
SHELDON T. & VICKIE HENDERSON
1320 SOUTHSIDE DRIVE
SALEM, VA 24153
TAX NO. 065.00-01-36.00-0000
INSTR. #200606074

TAX NO. 065.00-01-34.00-0000
JAMES S. REYNOLDS, JR. &
BARBARA AN HAWKS
INSTR. #200604579

TAX NO. 065.00-01-36.00-0000
(90.145 ACRES)

TAX NO. 065.00-01-02.00-0000
DAVID E. & MARTHA M.
THOMAS
D.B. 844, PG. 501

TAX NO. 065.00-01-55.00-0000
ROBERT E. HARTLESS, JR.
D.B. 1200, PG. 537

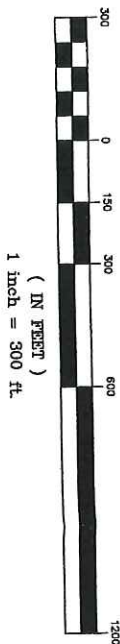
TAX NO. 065.00-01-38.00-0000
ERNEST C. KING
INSTR. #200313218

TAX NO. 065.00-01-37.00-0000
JEFFREY R. & MONNE
COREKIN
INSTR. #200320826

TAX NO. 065.00-01-42.00-0000
ROBERT JOHN KING
INSTR. #200323874

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	112.13'	206.68'	31°05'05"	57.48'	110.76'	N21°55'50"W
C2	100.57'	227.07'	25°22'56"	51.12'	99.75'	N50°08'35"W
C3	243.45'	458.48'	30°25'25"	124.67'	240.60'	S47°35'38"E
C4	96.80'	155.73'	35°36'52"	50.02'	95.25'	N50°10'28"W
C5	98.06'	203.31'	27°38'05"	50.00'	97.11'	S54°09'28"E
C6	99.41'	371.70'	15°19'25"	50.00'	99.11'	S32°40'43"E

GRAPHIC SCALE



TAX NO. 065.00-01-31.03-0000
DALE M. & ANGELA D.
ISRAEL
INSTR. #200222242

N82°28'02"W
142.63'

DRAINFIELD PLAN FOR
SHELDON T. & VICKIE
HENDERSON
SHOWING
TAX NO. 065.00-01-36.00-0000
(90.145 ACRES)
LOCATED ADJACENT TO
HARBORWOOD ROAD
ROANOKE COUNTY, VIRGINIA

SCALE: 1" = 300' DATE: 10/02/2009

Comm. # R2009/R200945.DWG

PIERSON ENGINEERING & SURVEYING
ROBERT F. PIERSON
44 CATAMBA ROAD
P.O. BOX 311
DALEVILLE, VA 24083
(540) 966-3027
(540) 966-5906 FAX

TAX NO. 065.00-01-53.00-0000
ROBERT E. HARTLESS, JR.
D.B. 1200, PG. 537

S83°55'52"E
1202.10

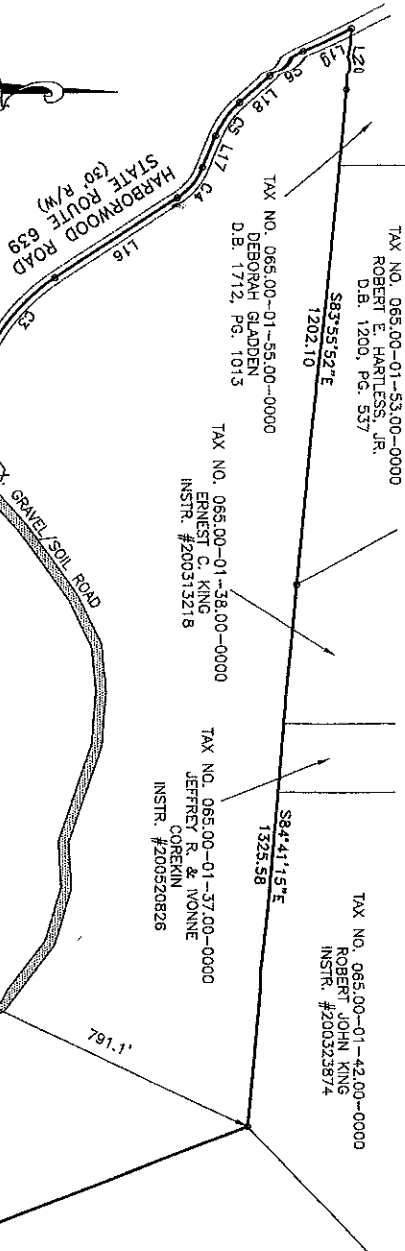
TAX NO. 065.00-01-55.00-0000
DEBORAH GLADDEN
D.B. 1712, PG. 1013

TAX NO. 065.00-01-36.00-0000
ERNEST C. KING
INSTR. #200313218

TAX NO. 065.00-01-37.00-0000
JEFFREY R. & VONNE
COREKIN
INSTR. #200520826

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DAVID E. & MARTHA M. THOMAS
D.B. 844, PG. 501

TAX NO. 065.00-01-36.00-0000
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INSTR. #200606074

TAX NO. 065.00-01-34.00-0000
JAMES S. REYNOLDS, JR. &
BARBARA AN HAWKS
INSTR. #200604379

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C5	98.06'	203.31'	27°38'05"	50.00'	97.11'	S54°09'28"E
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PIERSON ENGINEERING & SURVEYING
RODERICK F. PIERSON
44 CATAMBA ROAD
P.O. BOX 311
DALEVILLE, VA 24083
(540)966-3027
(540)966-5906 FAX



GRAPHIC SCALE

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DALE M. & ANGELA D. ISRAEL
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DRAINFIELD PLAN FOR
SHELDON T. & VICKIE
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SHOWING
TAX NO. 065.00-01-36.00-0000
(90.145 ACRES)
LOCATED ADJACENT TO
HARBORWOOD ROAD
CATAMBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
SCALE: 1" = 300' DATE: 10/02/2009

LINE	LENGTH	BEARING
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L19	131.17	N25°01'00"W
L20	144.57	S83°24'22"E

EXHIBIT A

✓ BEGINNING at a point in the center of Va. Sec. Rte. 639 on the northerly line of the property owned by John L. Reynolds Estate; thence leaving the road and with the southerly line of J. G. Gladden property S. $83^{\circ} 24' 22''$ E. 144.57 feet to an old pin; thence with the southerly line of Charlotte A. Helms Estate S. $83^{\circ} 55' 52''$ E. 1202.10 feet to an old pipe; thence with the southerly line of Clarence Gordon property (D.B. 973, pg. 73) and the southerly line of the D. M. Wright property (D.B. 243, pg. 442) S. $84^{\circ} 41' 15''$ E. 1325.58 feet to a 48" Spanish Oak; thence with the westerly line of David E. Thomas property (D.B. 844, pg. 501) S. $20^{\circ} 05' 37''$ E. 2272.70 feet to an old iron; thence with the northerly line of Robert E. Scott property (D.B. 210, pg. 92) N. $82^{\circ} 28' 02''$ W. 1142.63 feet to a point; thence with new division lines through the property of John L. Reynolds Estate N. $23^{\circ} 02' 39''$ W.; thence passing a 30" Spanish Oak on line at 9.52 feet, in all 143.91 feet to a 18" Beech; thence N. $2^{\circ} 17' 12''$ W. 78.90 feet to an iron pin at the easterly end of a 50 foot roadway leading through Tract "A" to Va. Sec. Rte. 639; thence still with another new division line through the John L. Reynolds Estate property crossing the end of said 50 foot roadway N. $08^{\circ} 13' 07''$ W. in all 164.97 feet to a pin; thence N. $51^{\circ} 10' 35''$ W. 146.36 feet to a pin; thence N. $68^{\circ} 15' 58''$ W. 102.08 feet to a pin; thence N. $71^{\circ} 40' 19''$ W. 175.89 feet to a pin; thence N. $68^{\circ} 17' 06''$ W. 228.96 feet to a pin; thence N. $76^{\circ} 16' 30''$ W. 288.52 feet to a pin; thence N. $67^{\circ} 41' 03''$ W. 158.81 feet to a pin; thence N. $33^{\circ} 48' 49''$ W. 74.81 feet to a pin; thence N. $27^{\circ} 12' 03''$ W. 157.31 feet to a pin; thence N. $01^{\circ} 26' 42''$ W. 68.29 feet to a pin; thence N. $14^{\circ} 28' 05''$ W. 234.50 feet to a pin; thence still with a new division line through the property of John L. Reynolds Estate S.

58° 20' 21" W. passing a 6" Walnut on line at 146.19 feet, passing the corner to tract "A" at 156.62 feet, in all 173.22 feet to a point in the center of Va. Sec. Rte. 639; thence with the center of Va. Sec. Rte. 639 N. 6° 23' 20" W. 18.5 feet to a point; thence along the arc of a circle to the left whose radius is 206.68 feet, whose chord is N. 21° 55' 50" W. 110.76 feet an arc distance of 112.13 feet to a point; thence with the arc of another circle to the left whose radius is 227.38 feet, whose chord is N. 50° 08' 35" W. 99.75 feet, an arc distance of 100.57 feet to a point; thence with the arc of a circle to the right whose radius is 458.24 feet, whose chord is N. 47° 35' 38" W. 240.60 feet, an arc distance of 243.45 feet to a point; thence still with the center of Va. Sec. Rte. 639 N. 32° 22' 26" W. 353.67 feet to a point; thence with the arc of a circle to the left whose radius is 155.73 feet, whose chord is N. 50° 10' 28" W. 95.24 feet, an arc distance of 96.80 feet to a point; thence N. 67° 58' 30" W. 81.05 feet to a point; thence along the arc of a circle to the right whose radius is 203.31 feet, whose chord is N. 54° 09' 28" W. 97.11 feet, an arc distance of 98.06 feet to a point; thence N. 40° 20' 27" W. 98.53 feet to a point; thence along the arc of a circle to the right whose radius is 371.70 feet, whose chord is N. 32° 40' 43" W. 99.12 feet, an arc distance of 99.41 feet to a point; thence still with the center of Va. Sec. Rte. 639 (30 feet wide) N. 25° 01' W. 131.17 feet to the beginning and containing 90.104 acres of which 0.499 acres is in Va. Sec. Rte. 639, leaving a net area of 89.605 acres being conveyed to the parties of the second and third parts and being designated as tract "B" on map made by T. P. Parker & Son, Engineers and Surveyors, dated July 13, 1978; and

BEING a portion of the property acquired by John L. Reynolds by deed from Maggie Reynolds, et al, dated November 27, 1928, recorded in the Clerk's Office of the Circuit Court of Roanoke County, Virginia, in Deed Book 182, page 238.

ADJOINING PROPERTY OWNERS

Owner: James S. Reynolds, Jr.

Address: 605 Page Cr Salem, VA 24153

Parcel ID#: 065.00-01-35.00-0000 065.00-01-34.00-0000

Zoning: R-1

Owner: Dale M. Israel and Angela D. Israel

Address: 3456 Harborwood Rd. Salem, VA 24153

Parcel ID#: 065.00-01-31.03-0000

Zoning: R-1

Owner: David E. Thomas and Martha M. Thomas

Address: 5236 32nd Terrace North St. Petersburg, FL 33710

Parcel ID#: 065.00-01-02.00-0000

Zoning: AG-3

Owner: Robert John King

Address: 5918 Maywood Avenue

Parcel ID#: 065.00-01-42.00-0000

Zoning: AG-3

Owner: Robert E. Hartless

Address: P.O. Box 1363 Salem, VA 24153

Parcel ID#: 065.00-01-53.00-0000

Zoning: R-1

Owner: Deborah Gladden

Address: 3208 Harborwood Rd. Salem, VA 24153

Parcel ID#: 065.00-01-55.00-0000

Zoning: R-1

Owner: Ernest C. King

Address: 2532 Edinburgh Dr NW Roanoke, VA 24012

Parcel ID#: 065.00-01-38.00-0000

Zoning: R-1

Owner: Jeffrey R. and Ivonne Corekin

Address: 3351 Lapping Lane Salem, VA 24153

Parcel ID#: 065.00-01-37.00-0000

Zoning: R-1

Owner: Betty Jones Rice

Address: 4046 High Point Rd. Elliott City, Maryland 21402

Parcel ID#: 065.00-01-57.00-0000

Zoning: R-1